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know the

# *i-codes*

This is the ninth in a series of publications exploring the differences between the Uniform and International Codes (I-Codes). Topics covered in the series include means of egress, building uses, heights and areas, types of construction, fire-resistance-rated assemblies, accessibility, structural provisions, and the residential and mechanical codes. Additional topics may be added in 2004.

## Seattle's Chapter 34

### About the Codes

The 2003 editions of the International Building, Residential, Mechanical and Fire Codes (I-Codes) replaced the Uniform Codes in Seattle on Aug. 15, 2004\*.

Copies can be purchased from the Public Resource Center (PRC), 20th floor, Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8467, or:

- WA Assn. of Building Officials  
(360) 586-6725, [www.wabo.org](http://www.wabo.org)
- International Code Council (ICC)  
(800) 284-4406, [www.iccsafe.org](http://www.iccsafe.org)

### — I-Codes Training

I-Code trainings are offered by the following organizations:

- WA Assn. of Building Officials  
(360) 586-6725, [www.wabo.org](http://www.wabo.org)
- International Code Council  
(800) 284-4406, [www.iccsafe.org](http://www.iccsafe.org)
- American Inst. of Architects-Seattle, (206) 448-4938  
[www.aiaseattle.org](http://www.aiaseattle.org)
- Structural Engineers Assn. of WA  
(206) 682-6026, [www.seaw.org](http://www.seaw.org)
- Building Industry Assn. of WA  
(360) 352-7800, [www.biaw.com](http://www.biaw.com)
- Master Builders Assn. of King & Snohomish Counties  
(425) 451-7920, [www.mba-ks.com](http://www.mba-ks.com)

### — Technical Code Support

- Building Code  
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### Existing Buildings in 2003 Seattle Building Code

For many years, Seattle has adopted provisions for existing buildings that are different from the Uniform Building Code. This year is no different—International Building Code (IBC) Chapter 34 will be replaced with a version of Chapter 34 unique to Seattle.

Chapter 34 of the 2003 Seattle Building Code will be very similar to the current Chapter 34. The triggers for substantial alteration remain the same, and the requirements that apply to substantial alterations are the same.

Significant changes include a new section on requirements for fire sprinklers when dwelling units are added to an existing building. Sprinklers are not required when one unit is added to a building, but if two or more units are added, the new units must have sprinklers. New units must have sprinklers if the existing building exceeds the allowable number of stories, height or area. A new unit will not be allowed if it increases or creates a nonconformity. Sprinklers will be required throughout the building if the remodeling, including the new unit, amounts to a substantial alteration.

Another change affects repairs to unreinforced masonry (usually brick) chimneys. Since 2001, DPD has required repairs of chimneys damaged by earthquake to either be repaired with reinforced masonry or to be replaced with a factory-built chimney. As part of a repair, the chimney may need to be braced. Under the 2003 code, this rule will apply to all chimney repairs.

The third major change to Chapter 34 is the addition of specific provisions for accessibility in existing buildings. As noted in an earlier article in this series, the state of Washington is adopting the IBC accessibility provisions, which include a section on existing buildings. The new section will specify the accessibility requirements for buildings that undergo a change of occupancy, alteration or addition.



Chapter 34 of the SBC has specific requirements for the repair of earthquake-damaged chimneys.



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